

STAFF REPORT

Case Number: HP06012

Property Owner: Michael R. Wyatt & Karla V. Frausto

Representative: Michael R. Wyatt & Karla V. Frausto

Legal Description: The East 63' of Lots 7-10 and the East 63' of the North 20' of Lot 6, Block 2, Castle Heights

Location: 2906 Silver

Historic District: Manhattan Heights

Existing Zoning: R-3/H (Residential/Historic)

Representative District: # 2

Year Built: 1917

Contributing Status: Significant

Request: New balcony in the rear of the property with iron posts clad in cantera pillars, wood framed platform, cantera tile floor and wrought iron railing. Replace existing bedroom windows with one fixed window and one French door opening onto new balcony.

Present Use: Single-family Residential

Planning Area: Central

Application Filed: 09/07/06

60-Day Expiration: 10/22/06

**REGULAR MEETING OF
THE HISTORIC LANDMARK COMMISSION,
SEPTEMBER 18, 2006 4:00 P.M.,
CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #2

GENERAL INFORMATION:

The applicant seeks approval to:

- Construct a new balcony in the rear of the property with iron posts clad in cantera pillars, wood framed platform, cantera tile floor and wrought iron railing.
- Replace existing bedroom windows with one fixed window and one French door opening onto new balcony.

STAFF RECOMMENDATION:

The Planning Division recommends approval of the proposed balcony and bedroom window replacements with the following modification:

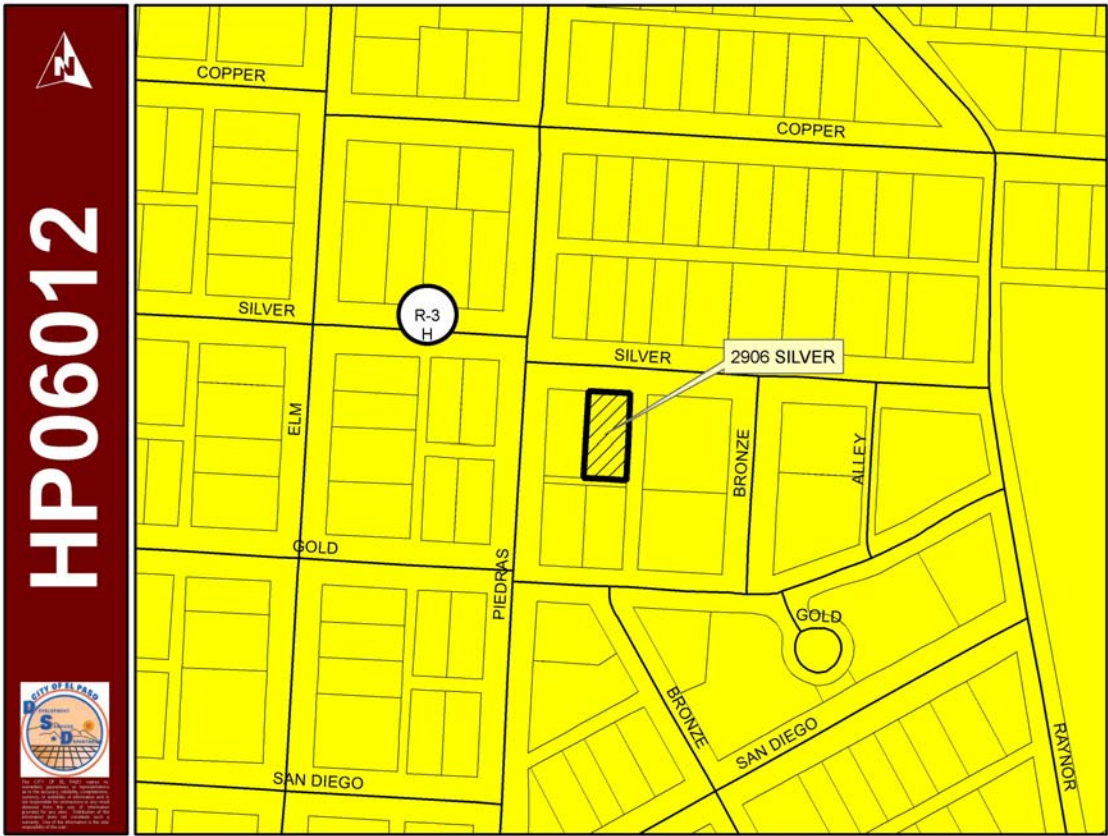
That the pattern of the windows to be removed be maintained.

The recommendation is based on the following:

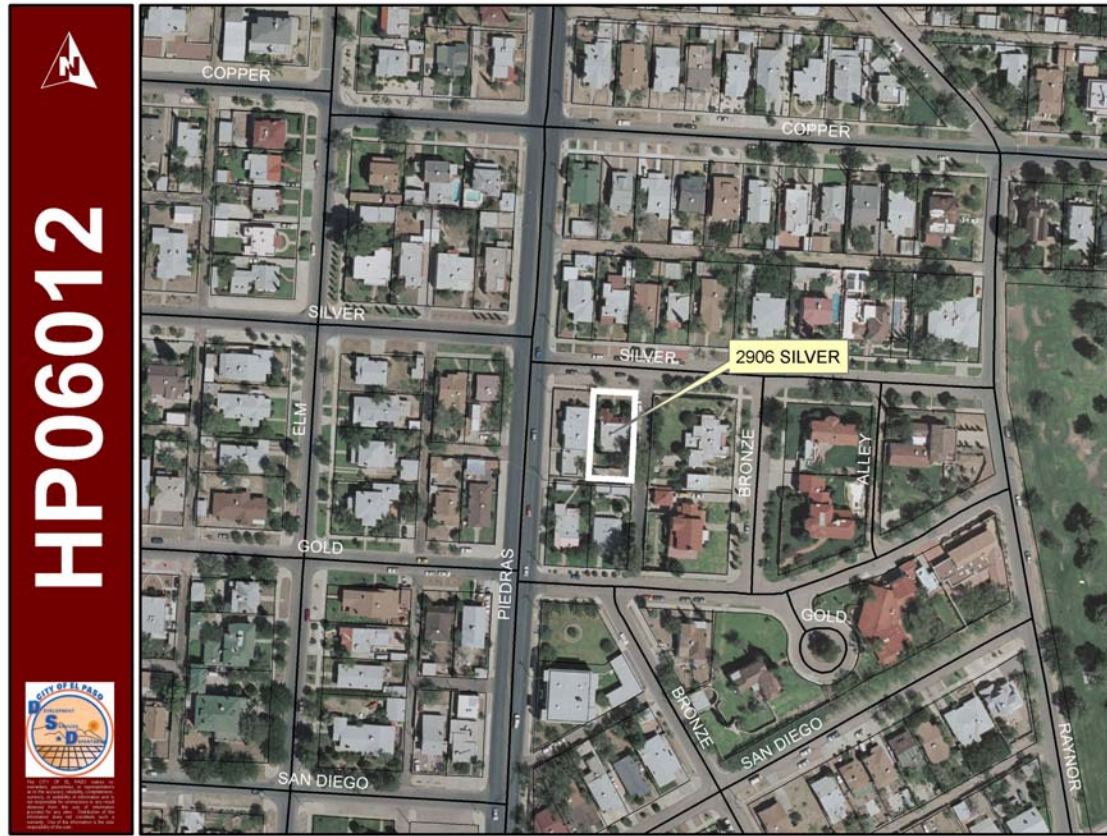
The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings recommends the following:

- Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building, landscape features, and open spaces.
- Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.
- Retaining the historic relationship between buildings, landscape features, and open space.

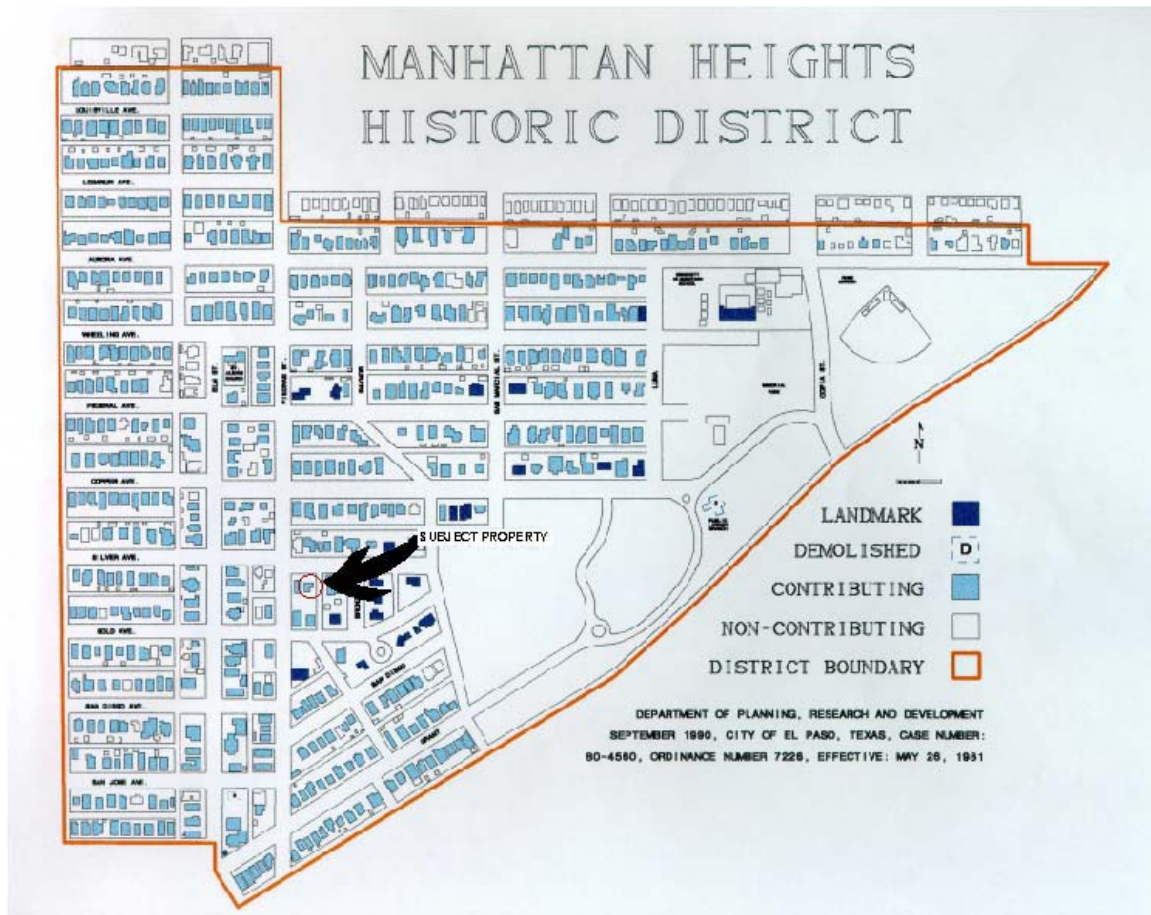
LOCATION MAP



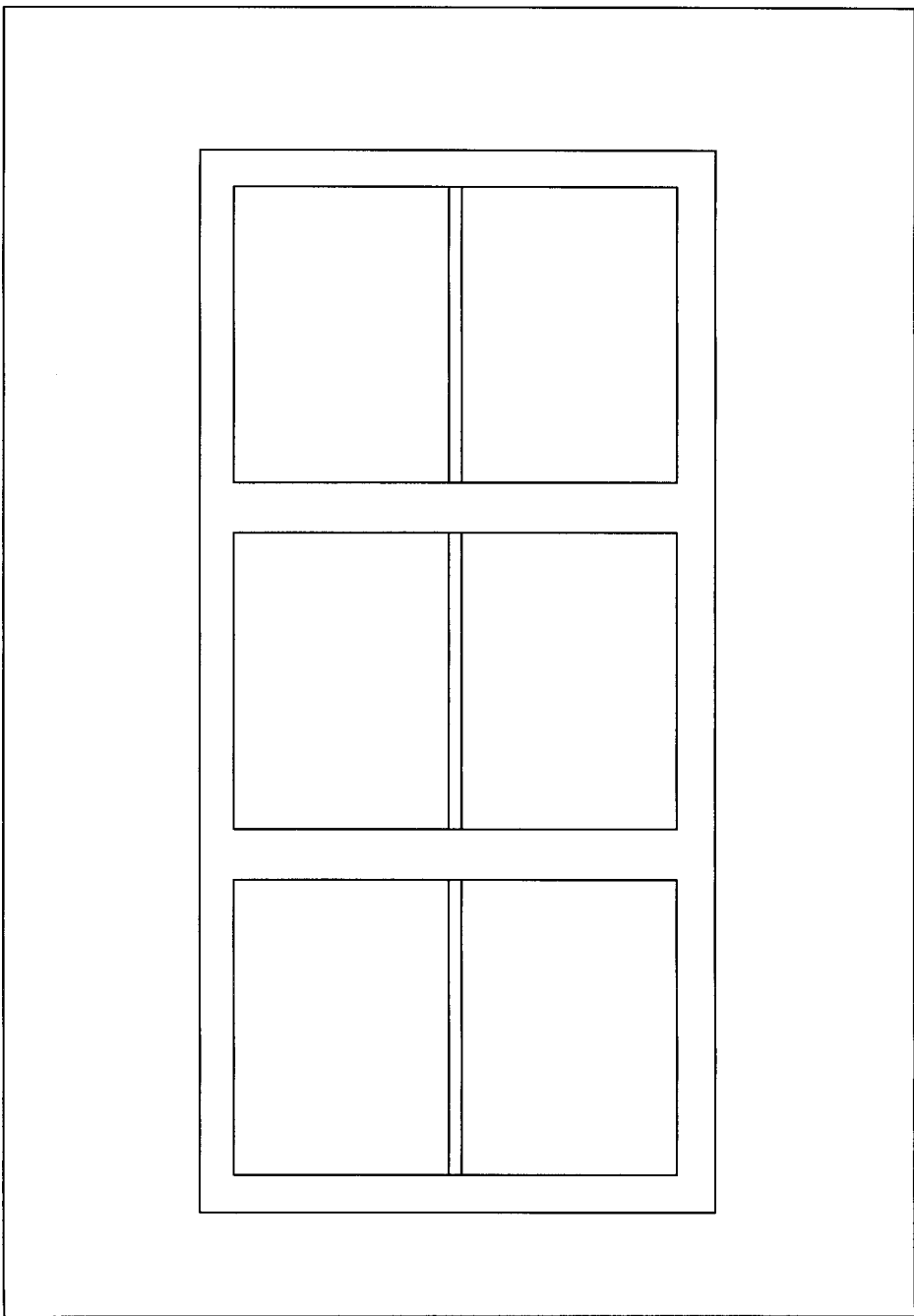
AERIAL MAP



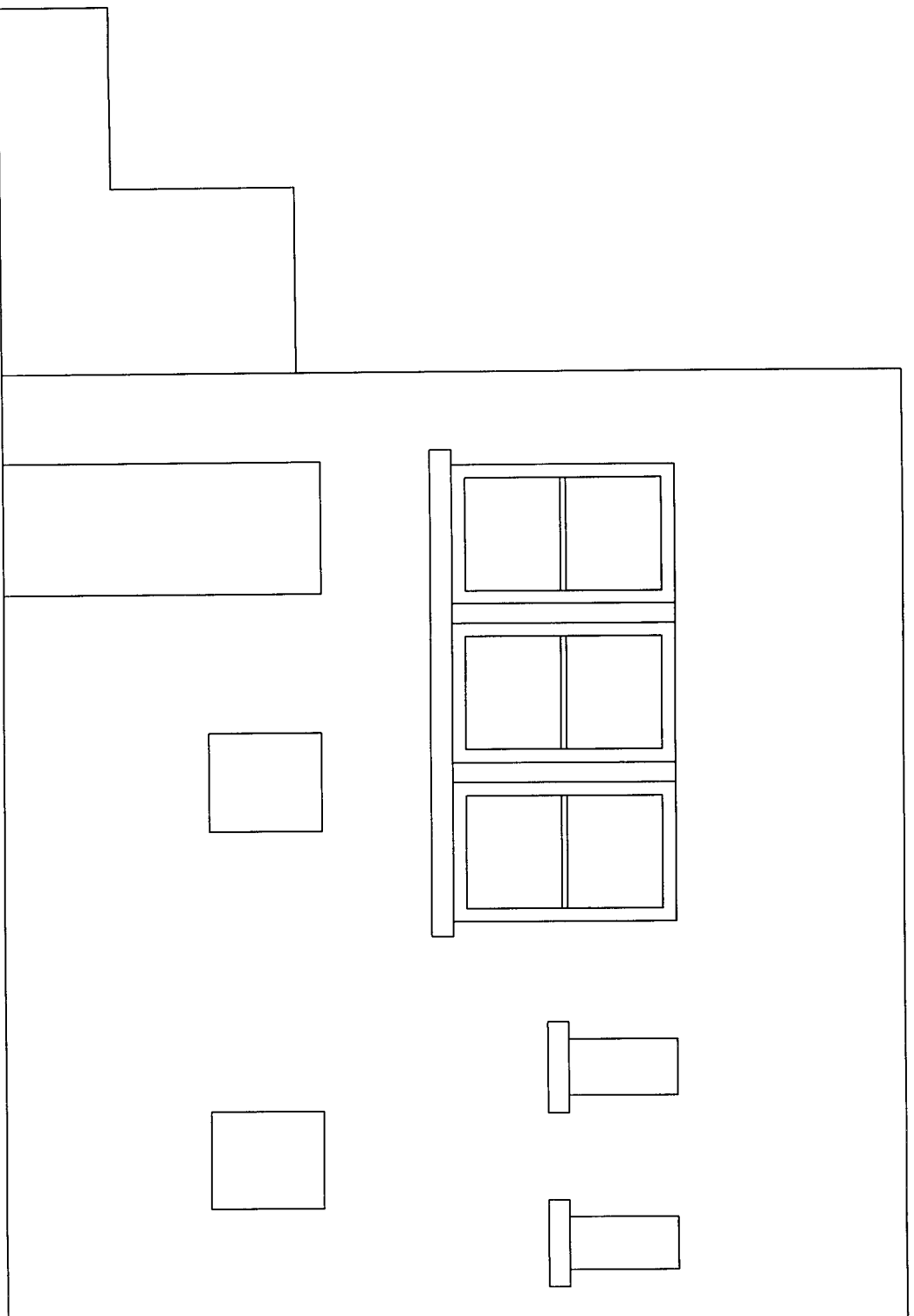
HISTORIC DISTRICT MAP



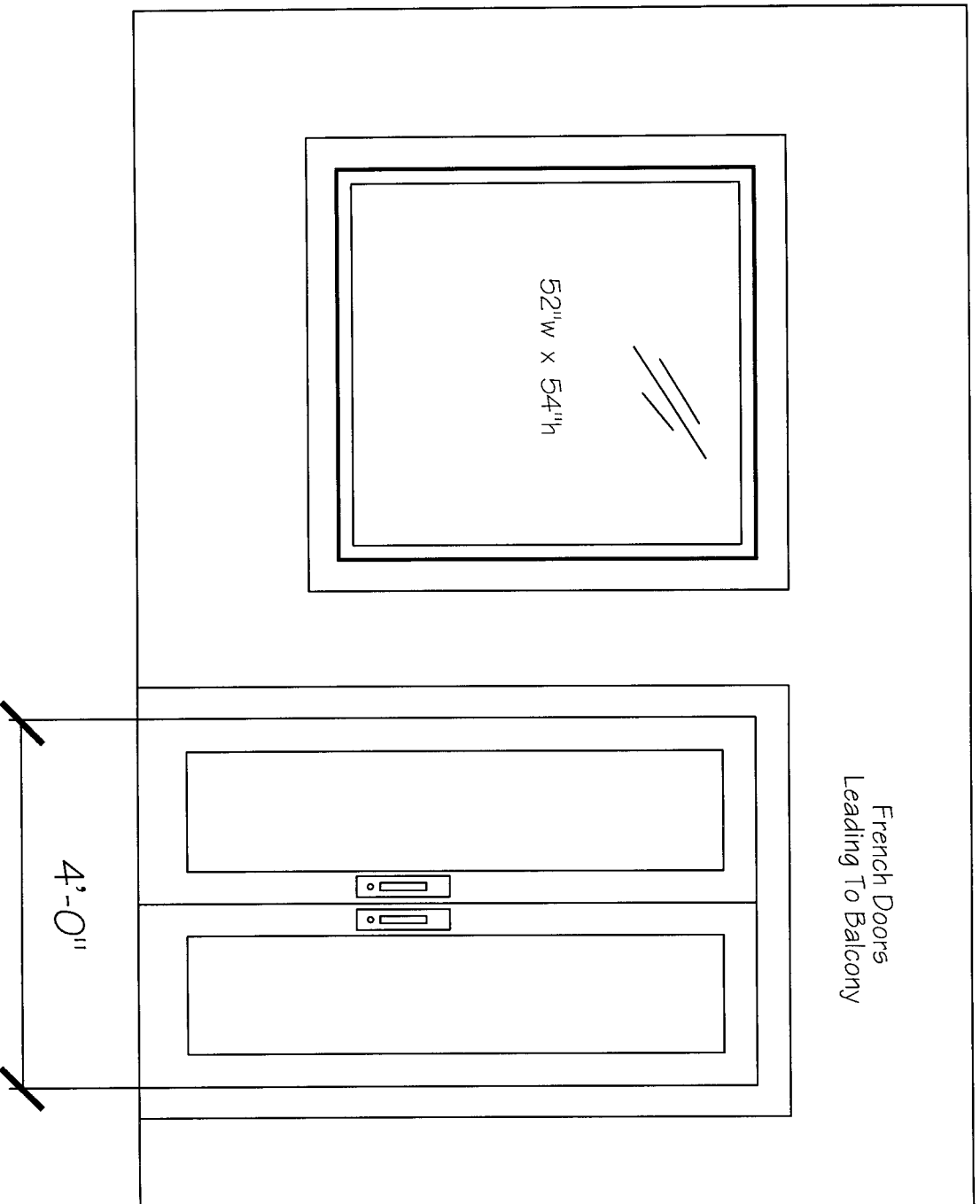
Bedroom Showing Existing Windows
(Looking South Into Back Yard)

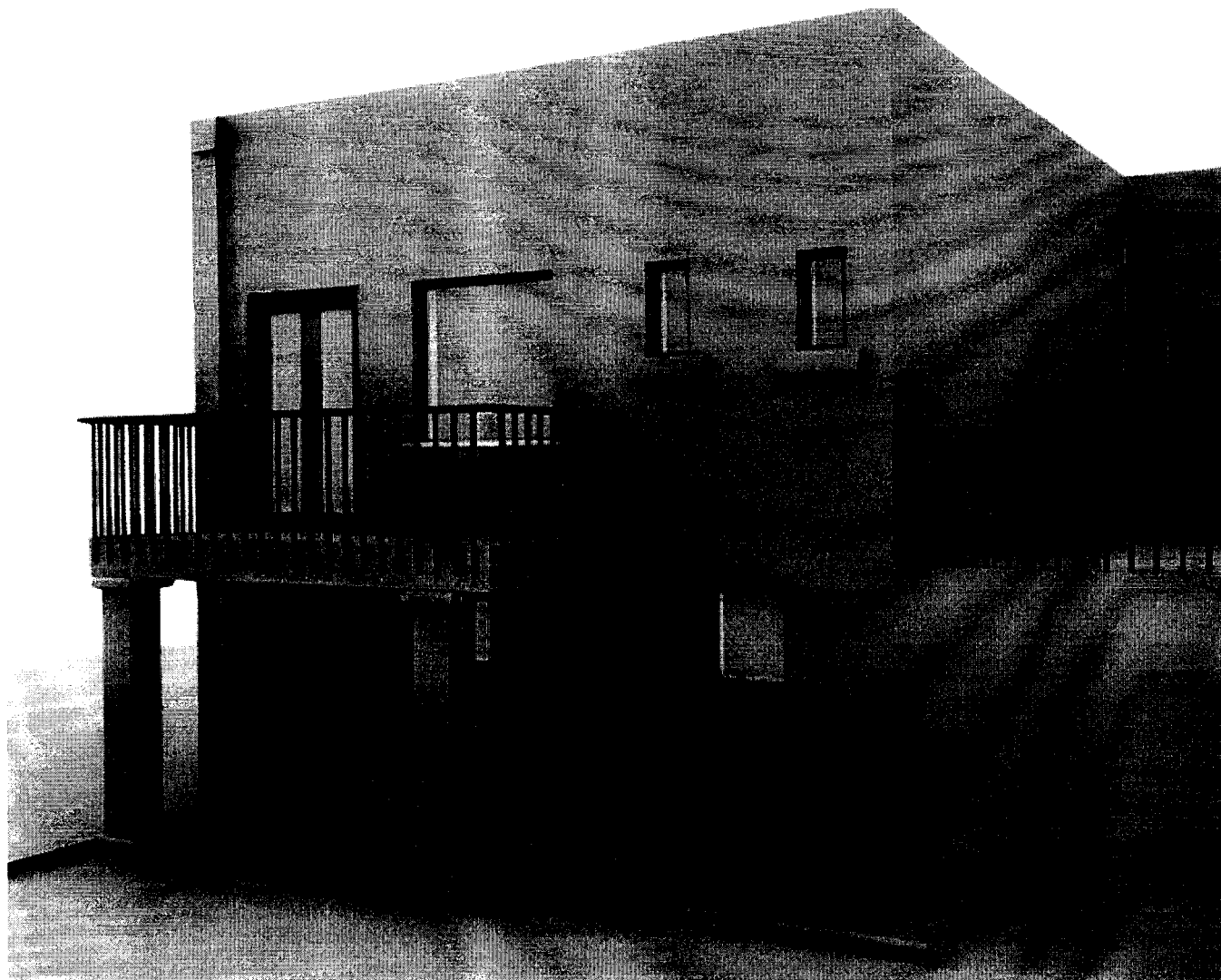


Existing Facade
(Back Yard)



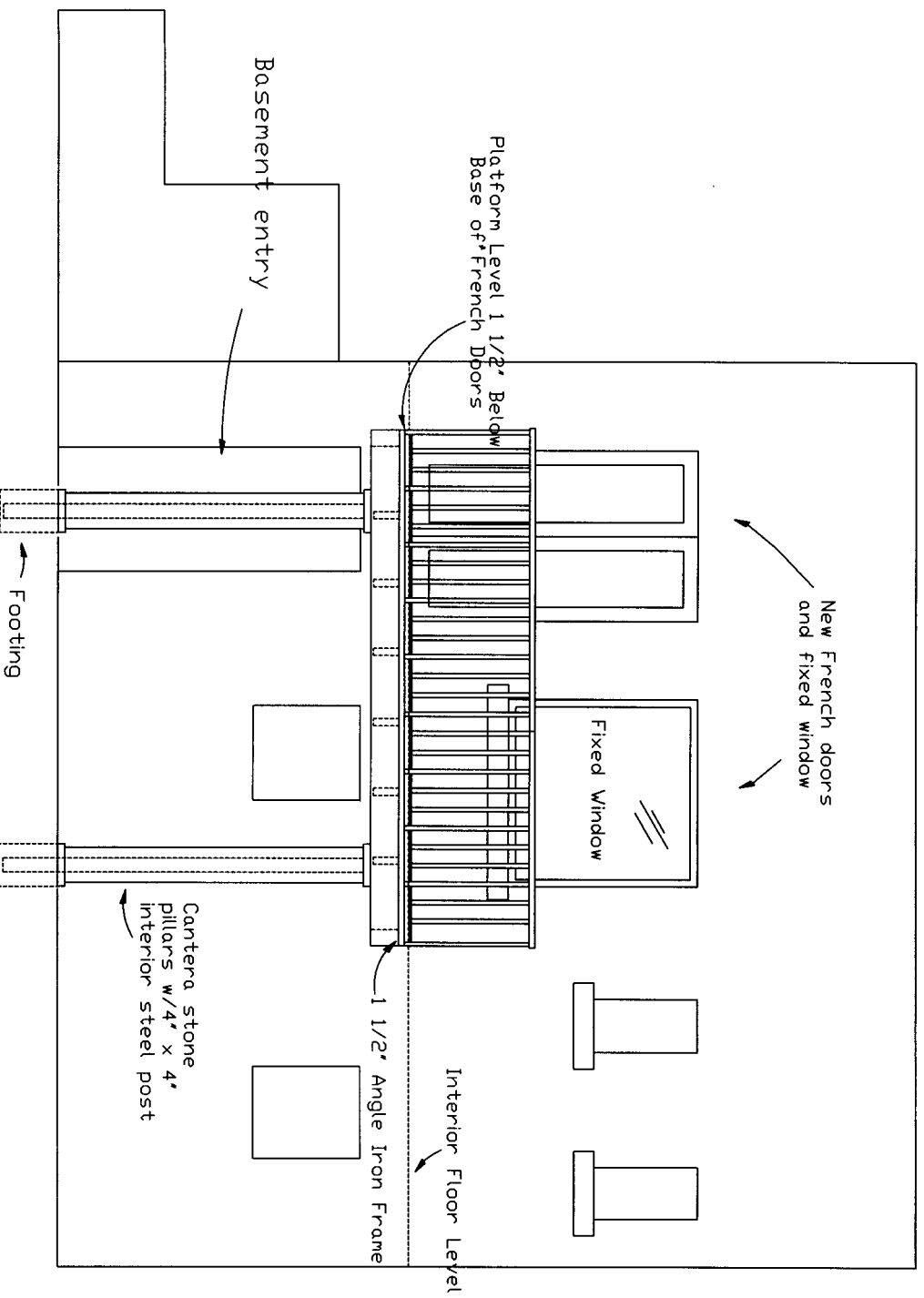
Bedroom Showing New
Fixed Window & French Doors
(Looking South Into Back Yard)





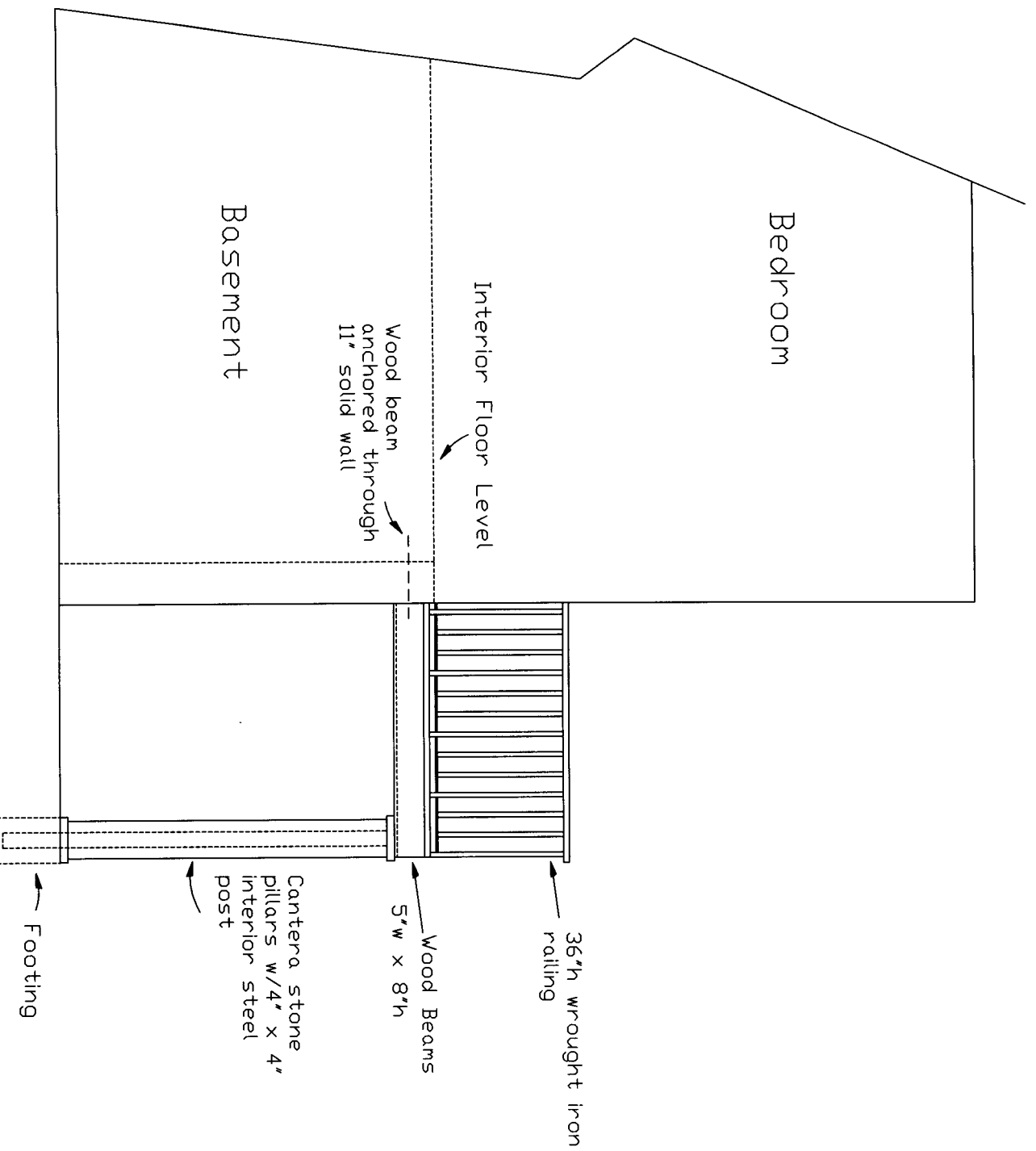
Computer Generated
Model

Balcony Elevation



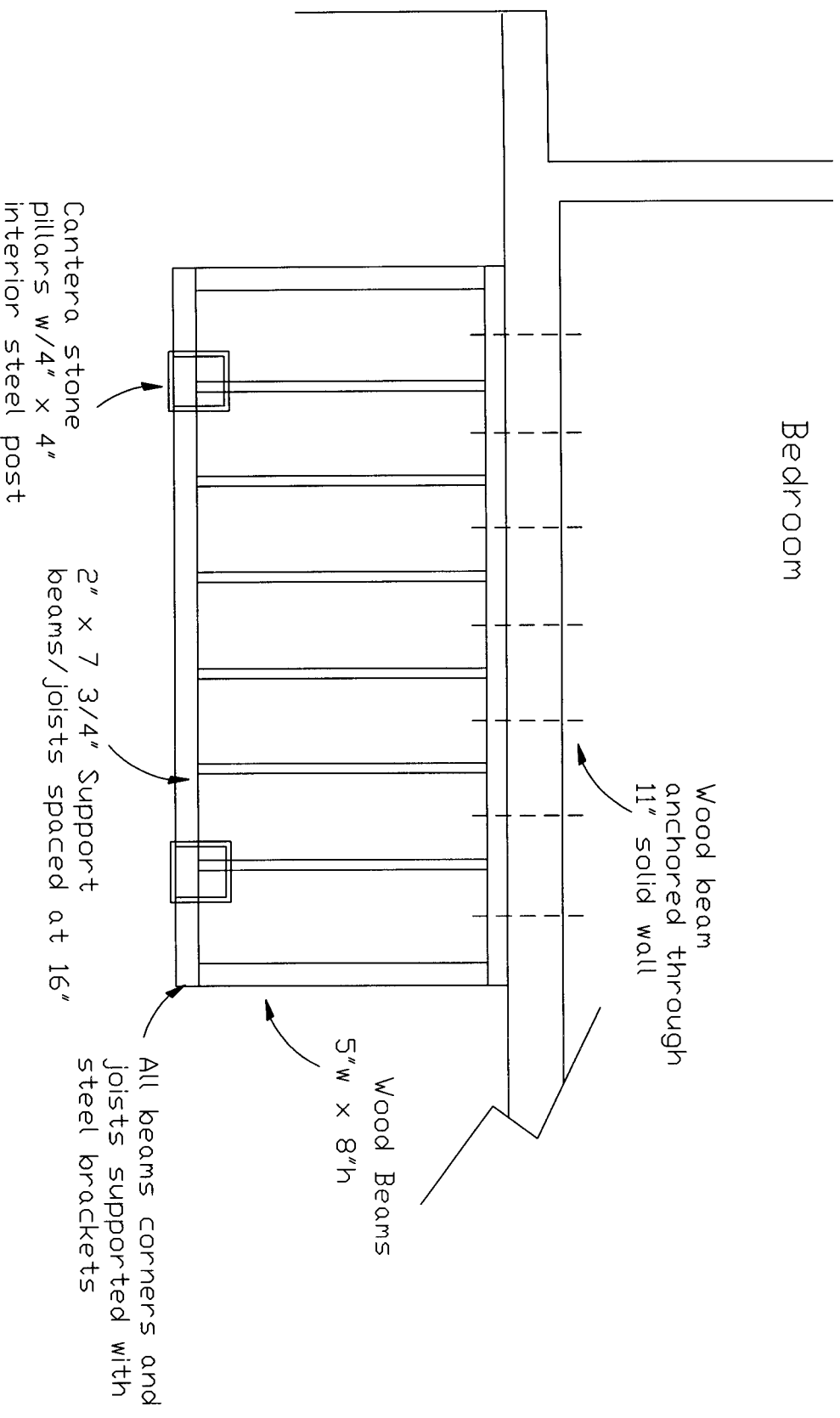
Scale: 1/4" = 1'-0"

Balcony Side Elevation



Balcony Footprint

Bedroom



Material Construction Detail

